

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals (ZBA) of the Town of Darien, Connecticut will meet in The Auditorium (or alternative if necessary) of the Darien Town Hall, 2 Renshaw Road at 7:45 P.M. on Wednesday, February 11, 2015 or any adjournment or adjournments thereof, to conduct Public Hearings and/or act on the following:

**CALENDAR NO. 1-2015** The application of Kathleen Willcox submitted on December 5, 2014 for a variance of Section 406 of the Darien Zoning Regulations; to allow the construction of second story dormers and a deck for additional living/studio/office space in a non-conforming garage structure; Section 406: enlargements of a structure 8.4 in lieu of 10.0 feet minimum required northeast side yard setback. The property is situated on the southeast side of West Avenue approximately 450 feet southwest of the intersection of Stony Brook Road and is shown on Assessor's Map #39 as Lot #93, being 117 West Avenue and located in an R-1/3 (residential) Zone.

**CALENDAR NO. 5-2015** The application of Douglas McKay on behalf of 537 Post Road LLC submitted on December 17, 2014 for a variance of Section 406 of the Darien Zoning Regulations; to allow the construction of a dance/exercise studio within an existing barn structure located in a Residential Zone; Section 406: dance/exercise studio use where none is permitted. The barn is located to the rear of the property situated on the north side of the Boston Post Road approximately 530 feet east of the intersection with Brookside Road and is shown on Assessor's Map #14 as Lot #36, being 537 Boston Post Road and located in an DB-2 (commercial) Zone and R-1/2 (residential) Zone.

**CALENDAR NO. 7-2015** The application of Heidi & Jordan Davis submitted on January 13, 2015 for variances of Section 406 of the Darien Zoning Regulations; to allow the construction of second story and covered front porch additions; Section 406: 17.2 in lieu of 25.0 feet minimum required Park Lane front yard setback, 32.7 in lieu of 50.0 feet minimum required front yard setback as measured from the centerline of Park Lane, and 18.2 in lieu of 25.0 feet minimum required Holmes Avenue front yard setback for the second story addition; and 44.0 in lieu of 50.0 feet minimum required front yard setback as measured from the centerline of Park Lane, and 23.3 in lieu of 25.0 feet minimum required Holmes Avenue front yard setback for the covered porch. The property is situated on the southwest side of Holmes Avenue at the southeast corner formed by the intersection of Holmes Avenue and Park Lane and is shown on Assessor's Map #25 as Lot #18, being 134 Holmes Avenue and located in an R-1/5 (residential) Zone.

**CALENDAR NO. 8-2015** The application of John Toates and JTAD LLC on behalf of Joseph & Rita Maruszewski submitted on January 14, 2015 for variances of Section 406 of the Darien Zoning Regulations; to allow the construction of one story, two story,

second story, attic and bilco door additions; Section 406: 12.2 in lieu of 18.1 feet minimum required south side yard setback, 11.9 in lieu of 17.8 feet minimum required north side yard setback, and 24.1 in lieu of 30.0 feet minimum required total of two side yards setback. The property is situated on the east side of Mansfield Avenue approximately 130 feet north of the intersection with Roland Drive and is shown on Assessor's Map #15 as Lot #114, being 102 Mansfield Avenue and located in an R-1/2 (residential) Zone.

**CALENDAR NO. 9-2015** The application of Lance Zimmerman, AIA and Zimmerman Architecture on behalf of Brian & Cindy Rolapp submitted on January 14, 2015 for a variance of Section 406 and/or an interpretation of Sections 337 and 1122 of the Darien Zoning Regulations; to allow the construction of a swimming pool; Section 406: 19.7 in lieu of 40.0 feet minimum required rear yard setback; and/or Sections 337 and 1122: an interpretation that the northeast property line is a side rather than a rear property line. The property is located on the north side of Fox Hill Lane approximately 450 feet west of the intersection with Mansfield Avenue and is shown on Assessor's Map #6 as Lot #120, being 7 Fox Hill Lane and located in an R-1 (residential) Zone.

**CALENDAR NO. 10-2015** The application of Lance Zimmerman, AIA and Zimmerman Architecture on behalf of Kevin & Jennifer Hite submitted on January 14, 2015 for variances of Section 406 of the Darien Zoning Regulations; to allow the construction of a one story garage addition; Section 406: 8.7 in lieu of 30.0 feet minimum required Hoyt Street front yard setback, and 32.3 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Hoyt Street. The property is situated on the northwest corner of the intersection formed by Hoyt Street and Heather Lane and is shown on Assessor's Map #31 as Lot #11, being 2 Heather Lane and located in an R-1/3 (residential) Zone.

**CALENDAR NO. 11-2015** The application of David Ingraham submitted on January 16, 2015 for an amendment to the stipulations of ZBA Calendar No. 55-2014; to allow the removal of a Casement Street tree and the construction of a driveway. The property is situated on the southeast corner of the intersection of Casement Street and Dubois Street and is shown on Assessor's Map #43 as Lot #23, being 33 Casement Street and located in the R-1/5 (residential) Zone.

**Plans and related application materials may be reviewed during regular office hours, Monday through Friday 8:30 A.M. to 4:30 P.M. at the Planning and Zoning Office, Town Hall, 2 Renshaw Road, Darien, CT. At the Public Hearing, interested persons may be heard and written communication may be received.**

Chuck Deluca,  
Chair

ZBA/LegalNot/02.11.2015ph